

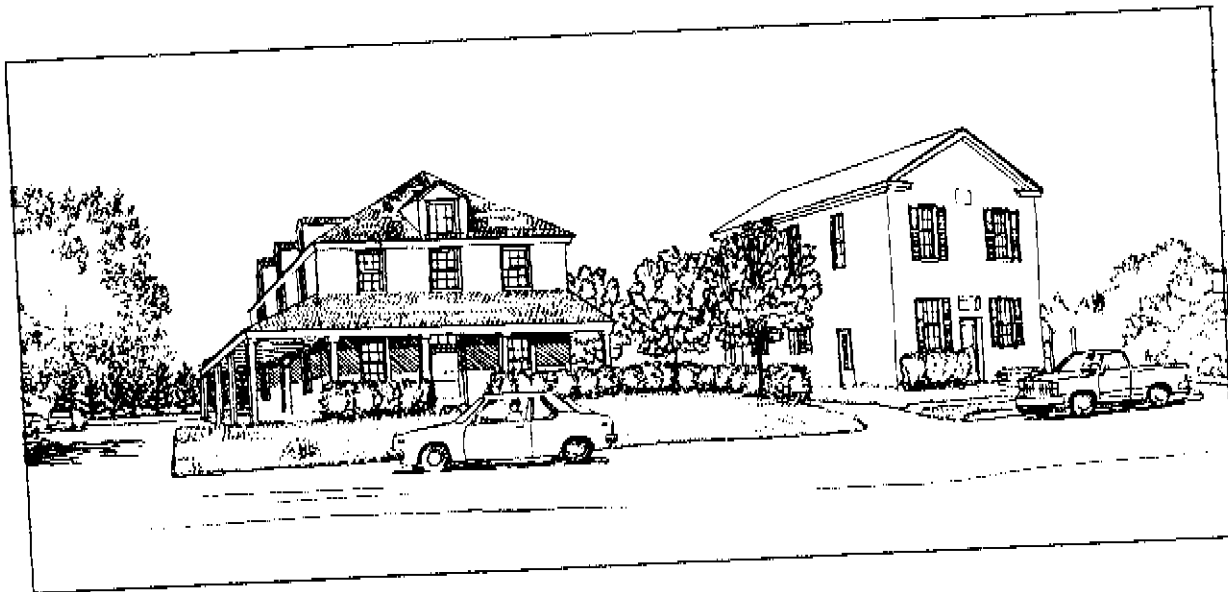
V SITE DESIGN AND ARCHITECTURE

SITE DESIGN & ARCHITECTURE

Hereford dates to the middle 1700's and was a thriving community by 1797. The entire town predates the concept of setbacks. The inns and houses were located along the "turnpike" purposefully close to traffic. The structures were located on small lots (one lot deep) with the fronts facing existing roads. The buildings were small, of a residential scale, and presented a rural main street appearance.

Recent construction of commercial buildings has begun a process of altering the historic coherence of the town's site design. The new construction has been of buildings that are of greater than 10,000 square feet and have involved the combination of two or more lots. The buildings have been located to the rear of the site or in the middle rather than close to the road. Although these changes have been at a key location, the corner of York Road and Mt. Carmel Road, the remainder of the older portions of Hereford have not yet been changed.

On July 5, 1989, the Baltimore County Council adopted amendments to the Baltimore County Zoning Regulations establishing new regulations for the Commercial Rural District (BCZR 259.3). These regulations include restrictions on bulk, setbacks, landscaping, parking, signage and architecture. The regulations limit development by right to a size of 8,800 square feet, a floor area ratio of 0.20 and a height of 30 feet. The front setback is to be not less than 15 feet from the street right-of-way and not more than the average of the setbacks of adjacent buildings. Parking is to be located in a manner appropriate and consistent with adjoining development and must be within the C.R. District. Other requirements will be discussed later in the plan.



COMPATIBLE



NON-COMPATIBLE

FIGURE 1
RURAL COMMERCIAL DEVELOPMENT OPTIONS

The C.R. District regulations are important in providing a scale of commercial buildings appropriate to rural areas (Figure 1). These take into consideration additional site design constraints such as those for on-site septic disposal and wells. They also provide for the protection of important aesthetic and historic features.

The C.R. District zoning regulations (BCZR 259.3) require that proposed buildings can exceed the bulk standards (8,800 square feet and 0.20 F.A.R.) "only when the proposed development is in compliance with site design guidelines and performance standards which are part of a duly adopted Master Plan for the district." These guidelines will be used in the review of proposed building projects that seek to exceed the bulk standards in order to assure that the proposed structure will be compatible with the desired architectural and site design character.

ACTIONS

Guidelines are provided that are unique to Hereford's site design. These should be used for the review of proposals which exceed the bulk standards of commercial projects in Hereford. They are advisory only for new structures which meet the bulk standards as provided for in BCZR 259.3.c.1.

- A) Present a Residential Atmosphere. - To accomplish this new buildings should be compatible in size, scale and mass with existing buildings, excluding the two newer commercial buildings in the vicinity of York and Mt. Carmel Roads.
- B) Rhythms of Building Spacing Should be Maintained. - There is an existing pattern of paired buildings followed by a space before the next set of paired buildings. This pattern should continue, taking into account the constraints of well, septic and stormwater management locations.
- C) Structure of Two Stories or Less. - Building height is restricted by the C.R. District to 30 feet at the top of roof and this statement reinforces that protection.

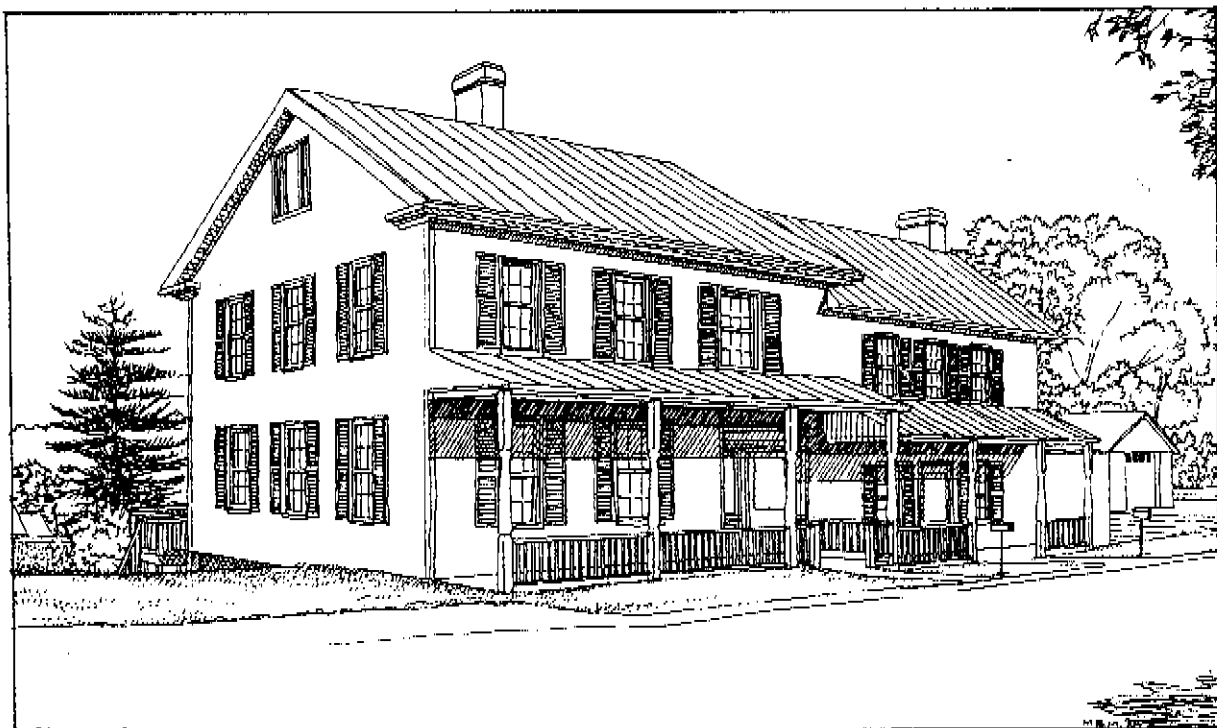


FIGURE 2
ARCHITECTURAL ILLUSTRATION

- D) Front of Buildings Facing the Street. - The buildings in Hereford are characterized by their linear appearance. The front of nearly every building faces the street. Although this may not be achievable on every site due to other constraints, architectural treatments can achieve the same effect. Parking should be located at the rear and side of buildings.
- E) Porches are to be Linear in Appearance - Porches are a consistent feature on the older buildings in Hereford. They should be considered for new construction. An example of this style is shown in Figure 2.
- F) Roofs are to be Cross Gable with a Moderate Pitch Roof Compatible with Surrounding Structures. - See Figure 2.
- G) Windows are to be Symmetrical and Proportional to Wall Space. - See Figure 2.
- H) Window Type and Materials are to be Compatible with the Front Façade and the Historic and Architectural Character of the Buildings. - Exterior storm windows and doors should be visually unobtrusive. Aluminum should be painted in an appropriate manner.
- I) Stylistic Trim Using Cornices, Scroll Work and the Like is Encouraged. - See Figure 3.
- J) Exterior Materials are to be Natural in Appearance. - Preference is to be given to wood, wood siding, stone, brick and stucco. Second choice should include vinyl or aluminum siding that simulates wood siding.
- K) Color should be compatible with the Atmosphere of the Village. - Colors should be compatible with the village atmosphere and/or typical of the period from which the architectural style was developed.
- L) Mechanical Systems Should be Installed in Places Where They Will be Visually Unobtrusive. - Audio/video antenna and mechanical equipment are examples of these systems.
- M) Dumpsters should be located at the rear or side of the site and must be screened.

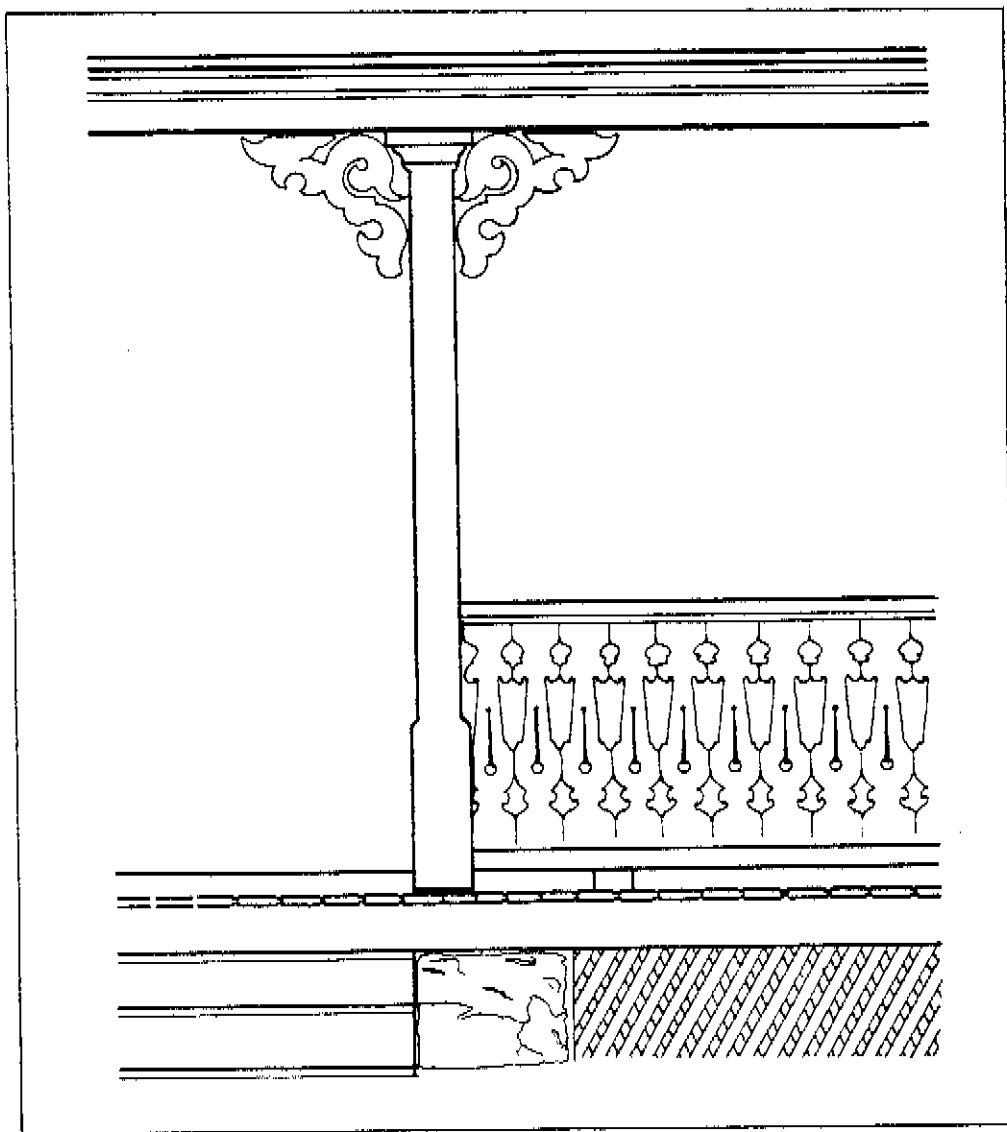


FIGURE 3
STYLISTIC TRIM

N) Small Litter Receptacles, Benches and Other Street Furniture should be of materials and design compatible with the architecture of rural center, i.e., wooden or wrought iron benches.